

# FOR LEASE

Industrial/Flex Units

2,250 - 5,000± SF | \$11.00/SF



## 59 Sanford Drive, Gorham - Units 1, 6 & 7

### Property Highlights

- Professional on-site property management
- 10' x 10' OHD at grade
- 3-phase, 200 amp power
- Small office and restroom included in each unit

### Property Description

We are pleased to offer for lease these industrial/flex units at this multi-tenanted building in the Gorham Industrial Park. With small, quality office space and ample warehouse in each unit, they are efficiently designed and equipped for any number of industrial users. Amenities include 10' x 10' overhead doors, 20' clear heights, and 3-phase, 200 amp power. The property was built in 2002 and is professionally managed and maintained by Dirigo Management Company. No cannabis related uses permitted.



### Broker Contact

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## Property Overview

Owner	Hampstead Associates, LLC
Building Size	40,000± SF
Lot Size	3.34± acres
Assessor's Reference	Map 12, Block 17, Lot 501
Zoning	Industrial
Available Space	Unit 1: 2,250± SF Unit 6: 2,500± SF Unit 7: 2,500± SF -- Units 6 & 7 can be combined for a total of 5,000± SF
Year Built	2002
Building Construction	Metal walls on concrete slab
Interior Walls	Gypsum wallboard with soundproof insulation
Loading Doors	One (1) 10' x 10' OHD at grade in each unit
Electrical	Separately metered 3-phase, 200 amp panels
Utilities	Separately metered electricity and natural gas, municipal water and sewer
HVAC	Warehouse: Natural gas-fired ceiling mounted heat Office: Electric AC available to front office space
Ceiling Height	20'± clear height
Bathrooms	One (1) handicapped accessible in each unit
Sprinkler System	Yes, wet system
Parking	In-common in front and rear of unit
Other Tenants	Dish Network, Component Repair & Supply, Patriot Mechanical, Oak Grove Spring Water Co., SignSmith, Emerson Apparatus, and Dirigo Management Co.
Available	See Broker

**FOR LEASE : \$11.00/SF NNN - Estimated NNN's : \$ 3.84/SF**

